

RENTON CITY COUNCIL
Regular Meeting

February 26, 2001
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

DAN CLAWSON, Council President; TONI NELSON; RANDY CORMAN; DON PERSSON; KING PARKER; TERRI BRIERE; KATHY KEOLKER-WHEELER.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; SYLVIA ALLEN, Recreation Director; KAREN MARSHALL, Human Services Manager; TOM BOYNS, Property Services Supervisor; ABDOUL GAFOUR, Water Utility Supervisor; DEREK TODD, Assistant to the CAO; AUDREY SLOAN, Community Program Coordinator; COMMANDER CURTIS SMALLING, Police Department; CHIEF GARRY ANDERSON, Police Department.

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL APPROVE THE MINUTES OF FEBRUARY 12, 2001, AS PRESENTED. CARRIED.

SPECIAL PRESENTATION
Police: Volunteer & Employee
Recognition

Chief of Police Garry Anderson recognized the following Police Department Volunteers and Employees of the Quarter for the year 2000:

Volunteer: Dorothy Slater (achieved 500 hours as of January 2001)

Volunteer: Jean Delaurenti (achieved 500 hours as of January 2001)

Volunteer of the Fourth Quarter: Marie Larson (achieved 3033 hours as of January 2001)

Employee of the First Quarter: Detective Brett Shavers

Employee of the Second Quarter: Corporal Dave Skelton

Employee of the Third Quarter: Officer Alan Ezekiel

Employee of the Fourth Quarter: Officer Ralph Hyett

Chief Anderson also announced that Officer Ralph Hyett was chosen as the Police Department Employee of the Year for 2000.

PUBLIC HEARING

Public Works: Surplus of City-owned Property, 333 Main Ave S

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the request to surplus City-owned property located at 333 Main Ave. S.

Tom Boyns, Property Services Supervisor, explained that the property was purchased for the Main Ave. S. widening project. Portions of the property were used for roadway, sidewalk, and utility vaults, and to replace parking taken from an adjoining parcel. He described the property layout, pointing out that the property has no vehicle access except from adjoining properties.

Continuing, Mr. Boyns said that the property was purchased with Transportation Improvement Board (TIB) funds. Upon selling the property, the City must reimburse TIB 80% of the sales price. Despite the fact that the property has no

vehicle access, it may be usable by abutting property owners, and Mr. Boyns reported that the owners of the property to the north have expressed interest in purchasing the parcel.

Mr. Boyns stated that the appraised value of the property is \$10,000 if sold, or \$800 per year if leased. A survey he conducted of City departments indicated that the property is not needed by the City and all departments supported selling the property except for the Economic Development Department who recommended leasing the property. In conclusion, Mr. Boyns said that staff recommends declaring the property surplus, accepting the appraised value of \$10,000, and setting the compensation at the appraised value.

Responding to Councilman Parker's inquiry regarding reimbursing the TIB funds, Mr. Boyns explained that the reimbursement is based on 80% of the net proceeds from the sale of the property.

Responding to Council inquiry, Mr. Boyns said that the property was purchased by the City for approximately \$258,000 and the square footage of the subject parcel is 2481 square feet.

Public comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL DECLARE THE PROPERTY SURPLUS, ACCEPT THE APPRAISED VALUE OF \$10,000, SET COMPENSATION AT THE APPRAISED VALUE, AND ENTER INTO NEGOTIATIONS FOR THE SALE. CARRIED.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2001 and beyond. Items noted included:

- * Renton Centennial banners are being installed on street poles at major intersections throughout the City.
- * More than 250 Renton area senior citizens attended the second annual Travel Seminar and Dinner presented by the Senior Activity Center on February 21st.
- * The Skyhawks Sports Academy, in cooperation with the Recreation Division, conducted two sports camps for children during the mid-winter school break.

AUDIENCE COMMENT Citizen Comment: Dineen – Burnett Ave S/S 4th St Apartment Complex Exhaust Fan Installation

Jeff Dineen, 320 Smithers Ave. S., Renton, 98055, expressed his concerns regarding the installation of a large exhaust fan at the northwest corner of an apartment complex located at S. 4th St. and Burnett Ave. S. The fan removes car exhaust from the apartment's parking garage. Mr. Dineen pointed out that the fan is located 20 feet from his property line and requested that the City investigate whether exposure to the car exhaust is harmful since it is known to contain numerous toxins and carcinogens. Mr. Dineen also expressed his concern that neighboring property owners were not informed of changes to the building plan with regards to the exhaust fan installation.

Mayor Tanner stated that he is aware of the problem. The matter is being investigated and the City will make sure that the fan complies with all noise ordinances and air quality regulations before and after it is installed. In regards to changes in the building plan, Mayor Tanner assured that there were no changes and the fan is shown on the electrical permit. Mayor Tanner stressed

that the City will do everything necessary to make sure that the use of the fan does not have a detrimental impact on the neighborhood.

Mr. Dineen stated that it is difficult for the general public to research the City Code and development plans in order to field concerns about potential impacts from proposed neighborhood developments; and he suggested that the Development Services Department develop a checklist to assist lay people in their research of impacts such as fumes, noise, and traffic.

Planning/Building/Public Works Department Administrator Gregg Zimmerman explained that projects that are reviewed by the Environmental Review Committee rarely are developed to the extent that the location of mechanical items is already known. Those additions are developed during the design phase and are reviewed upon submission of building plans and application for mechanical and electrical permits.

Mr. Zimmerman explained that the exhaust fan would activate when the carbon monoxide level in the garage reaches a certain point. He detailed the acceptable and unacceptable levels of carbon monoxide and its effect on humans. Mr. Zimmerman said that the City is considering hiring a private consultant to assist in thoroughly reviewing the facts and to help in the testing of the carbon monoxide levels.

CONSENT AGENDA

Appeal: Heritage Renton Hill, Renton Hill Community Association, (PP-00-053 & AAD-00-149)

Items on the consent agenda are adopted by one motion which follows the listing.

City Clerk Division submitted appeal of Hearing Examiner's decision regarding Heritage Renton Hill Preliminary Plat (PP-00-053 & AAD-00-149); 57 single-family lots on 10.35 acres located in the vicinity of Beacon Way S., SE 7th Ct., Jones Ave. S., and S. 7th St. Appeal filed by Renton Hill Community Association, accompanied by the required fee. Refer to Planning & Development Committee.

CAG: 01-008, South Downtown Water Main & Storm Sewer, Katspan

City Clerk Division reported bid opening on 02/13/2001 for CAG-01-008, South Downtown Water Main & Storm Sewer, Phase I; 16 bids; project estimate \$1,079,726.98; and submitted staff recommendation to award the contract to the low bidder, Katspan, Inc., in the amount of \$915,166.77. Council concur.

CAG: 01-002, Trailer Mounted 500 KW Engine Generator Set, Simpson Power Products

City Clerk Division reported bid opening on 02/13/2001 for CAG-01-002, Trailer Mounted 500 KW Engine Generator Set; 3 bids; project estimate \$108,328.50; and submitted staff recommendation to award the contract to the low bidder, Simpson Power Products, Ltd., in the amount of \$105,157.38. Council concur.

CAG: 99-082, City Hall Parking Garage Access Ramp, Gary Merlino Const Co

Community Services Department submitted CAG-99-082, City Hall Parking Garage Access Ramp; and recommended approval of the project, authorization for final pay estimate in the amount of \$18,222.29, commencement of 60-day lien period, and release of retained amount of \$85,592.40 to Gary Merlino Construction Company, Inc., contractor, if all required releases are obtained. Council concur.

Development Services: Plumbing/Mechanical Inspector Contract Employee Temporary Hire

Development Services Division requested approval to hire a contract employee, at a cost of \$32,000, to provide building inspection and plan review services for four months while a Plumbing/Mechanical Inspector is on medical leave. Refer to Finance Committee.

Development Services: Boeing Short Plat, Deed of Dedication for ROW at Garden Ave N & N 8th St	Development Services Division recommended acceptance of a deed of dedication for additional right-of-way in the vicinity of Garden Ave. N. and N. 8th St. for the proposed Boeing Short Plat. Council concur.
Annexation: Piele, 142nd Ave SE & NE 6th St	Economic Development, Neighborhoods and Strategic Planning Department recommended a public meeting be set on 03/12/2001 to consider the 10% Notice of Intent to Annex for the proposed Piele Annexation; approximately 20 acres located east and west of 142nd Ave. SE (Hoquiam Ave. NE) and south of NE 6th St. (if extended). Council concur.
Plat: Edmonds, Edmonds Ave NE between Sunset Blvd & NE 12th St (PP-00-075)	Hearing Examiner recommended approval, with conditions, of the Edmonds Preliminary Plat; 16 single-family lots on 1.78 acres located west of and adjacent to Edmonds Ave. NE, between Sunset Blvd. NE and NE 12th St. (PP-00-075). Council concur.
Library: Systems Librarian Hire at Step E	Library Division requested authorization to fill the position of Systems Librarian at Step E of the salary range, effective 05/1/2001. Refer to <u>Finance Committee</u> .
Public Works: Eastside Interceptor Project, Memo of Agreement with King County	Planning/Building/Public Works Department recommended approval of a Memorandum of Agreement with King County which identifies and addresses key issues associated with the Eastside Interceptor Section I Capacity Restoration Project. Refer to <u>Utilities Committee</u> .
Airport: FAA Lease (rent increase), LAG-92-007	Transportation Division recommended approval of Supplement No. 1 to LAG-92-007, airport lease with the Federal Aviation Administration, to increase the rent for the control tower building from \$14,165.25 to \$23,643.09 annually. Council concur.
Airport: Action Aviation Lease (rent increase), LAG-98-004	Transportation Division recommended approval of Addendum No. 1 to LAG-98-004, airport lease with Action Aviation, to establish a new rental rate of \$0.1517 per square foot per year, an increase of \$0.0117 from the previous rate of \$0.14 per square foot per year. Council concur.
Transportation: 2001-2006 TIP Funds Transfer	Transportation Systems Division requested approval to transfer 2001 – 2006 Transportation Improvement Program (TIP) funds as follows: \$280,000 from the Transit Program (TIP #5) and \$150,000 from the Traffic Efficiency Program (TIP #31) to the Downtown Transit Access Program (TIP #8). Council concur.
Transportation: FlexPass Program Contract, King County & Sound Transit	Transportation Systems Division recommended approval of a contract with King County Transit Division (Metro) and Sound Transit to continue the <i>FlexPass</i> commute trip reduction program for all regular City employees from March 2001 to February 2002. Council concur. (See page 59 for resolution.)
	MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.
OLD BUSINESS <u>Community Services Committee</u> Appointment: Park Board	Community Services Committee Chair Nelson presented a report recommending concurrence in the Mayor's appointment of Ralph Evans to an unexpired term on the Park Board. The four-year term expires June 1, 2002. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
Community Services: Centennial Commemorative Sculpture (Hai Ying Wu)	Community Services Committee Chair Nelson presented a report regarding commission of an artist to create a sculpture commemorating Renton's Centennial Celebration. The Committee recommended concurrence with the Municipal Arts Commission and the Centennial Committee to commission Mr.

Hai Ying Wu to construct the sculpture "Emerging," which will commemorate Renton's Centennial and be erected on the southeast side of Carco Theater. Funding sources include: \$15,930 from the 1% for Art Fund; \$10,886 from the Centennial Funds account; and the remainder from private donations. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Services: 2001 CDBG
Funds & General Fund
Increase & Allocation

Community Services Committee Chair Nelson presented a report regarding the allocation of the increased 2001 General Fund, Community Development Block Grant (CDBG) contingency plan, and acceptance of CDBG planning and administration funds. The Committee recommended concurrence with the Human Services Advisory Committee's recommendation that the 1% increase (\$2003) in the 2001 General Fund allocated for Human Services be awarded to Catholic Community Services (CCS) for emergency assistance. The original allocation from Council to CCS was \$8,000 for 2001. This would increase the total award to \$10,003.

The Committee further recommended Council accept the additional \$1,770 available for planning and administration from CDBG funds for 2001. These funds are used to pay the salary and benefits of a contract specialist position. Based on the initial estimate of funds available, the City had planned to receive \$53,787 for planning and administration. This would increase the amount to \$55,557.

The Committee also recommended Council concur in the clarification of the CDBG contingency plan. In the event more CDBG funds become available for capital projects, the intent was to fund only the St. Stephen Transitional Housing Project to a maximum of \$20,000, even if the capital amounts available exceed that amount. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Services: Reallocation
of 2001 Domestic Violence
Funds

Community Services Committee Chair Nelson presented a report regarding the reallocation of 2001 domestic violence funding. The Committee recommended that the YWCA provide community advocacy services to City of Renton victims of domestic violence from May 1, 2001 to December 31, 2001. It will take the YWCA time to plan and implement these services and the City wants domestic violence victims to be served. Therefore, the Committee recommended that the City of Renton contract with Domestic Abuse Women's Network (DAWN) for community advocacy services from January 1, 2001 to April 30, 2001. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation)
Committee**

Transportation: Strander
Blvd/SW 27th St Corridor
Improvements,
BERGER/ABAM Engineers

Transportation (Aviation) Committee Chair Persson presented a report regarding the BERGER/ABAM Engineers, Inc. contract for Strander Blvd./SW 27th St. Corridor Improvements. The Committee recommended that Council authorize the Mayor and City Clerk to enter into the consultant agreement with BERGER/ABAM Engineers, Inc., to proceed with the Phase 1 – Project Definition and Funding Assistance.

The primary goal of this project is to improve east-west mobility across the Green River Valley. The goal will be achieved by providing a combination of General Purpose and High Occupancy Vehicle improvements on Strander Blvd./SW 27th St. from SR-181 to SR-167. MOVED BY PERSSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Community Event: Centennial Celebration

Councilman Parker praised the Centennial Committee for their hard work in planning the activities for the Centennial Celebration. He also encouraged citizens to visit the museum's *Century to Century* exhibit.

Finance Committee

Finance: 2001 Carry Forward Ordinance

Finance Committee Chair Parker presented a report regarding an ordinance to appropriate funds from fund balance, increasing the expenditures in various funds and departments, and increasing the 2001 Budget. The Committee recommended adoption of the ordinance that authorizes adjustments to the 2001 Budget. This ordinance will increase the total 2001 Budget to \$14,210,762.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. **MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 59 for ordinance.)

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 190180 - 190188, and one wire transfer totaling \$2,245,804.09; and approval of Payroll Vouchers 300087 - 30317 and 530 direct deposits totaling \$1,004,344.22. **MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Finance: Computer Software Upgrade, Eden Systems

Finance Committee Chair Parker presented a report regarding the contract with Eden Systems for a financial operating system upgrade. The total project cost to migrate from a text-based financial operating system to a windows-based software will be \$100,000. The cost to upgrade the contract with Eden Systems is \$65,000. The costs include upgraded hardware, as well as the software, and overtime costs to run the two systems parallel. The project is scheduled for completion by December 31, 2001. **MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Utilities Committee

Utility: Coal Creek Utility District Boundary Agreement

Utilities Committee Chair Briere presented a report recommending concurrence in the staff recommendation that Council approve the service boundary agreement by and between the City of Renton and the Coal Creek Utility District.

The Committee recommended that the Mayor and City Clerk be authorized to execute the agreement. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. **MOVED BY BRIERE, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 59 for resolution.)

Utility: Water Main Break in Benson Rd S

Councilwoman Keolker-Wheeler requested a status report on flood damage resulting from the water main break in Benson Rd. S., near City Hall, that occurred Thursday, December 28, 2000.

Annexation: Merlino-Empire Estates, MLK Jr Way (SR-900) & S 140th St

Responding to Councilwoman Keolker-Wheeler's inquiry regarding the Merlino-Empire Estates Annexation, Mayor Tanner commented that the City is in contact with King County and he will keep the Council informed. Chief Administrative Officer Jay Covington affirmed that the annexation ordinance has been recorded.

Council: Lobbying Efforts

Councilwoman Keolker-Wheeler reported on the lobbying efforts made on behalf of the City to enlist support for City projects, including Port Quendall, in Olympia last week. Explaining that City representatives attended the Association of Washington Cities Conference and visited legislators, she commented that although many legislators seemed supportive of the City's projects, City

representatives were told that there is no money available.

ORDINANCES AND RESOLUTIONS

Resolution #3489

Utility: Coal Creek Utility
District Boundary Agreement

The following resolutions were presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement between the City of Renton and the Coal Creek Utility District establishing service boundaries. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3490

Transportation: FlexPass
Program Contract, King
County & Sound Transit

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County and Sound Transit for the sale of FlexPasses to City of Renton Employees by King County. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and referred to the Council meeting of 03/05/2001 for second and final reading:

Finance: 2001 Carry Forward
Ordinance

An ordinance was read appropriating funds from fund balance, increasing the expenditures in various funds and departments, creating a Park Memorial Fund, and increasing the 2001 Budget. MOVED BY CORMAN, SECONDED BY PARKER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 03/05/2000. CARRIED.

The following ordinance was presented for second and final reading and adoption:

Ordinance #4893

Utility: Sewer Connection,
Elimination of Penalty Charges

An ordinance was read amending Section 3 of Chapter 5, Sewers, of Title VIII (Health and Sanitation) of City Code by eliminating the monetary penalty for property owners within the area served by a sewerage system who choose not to connect their private drains and sewers with the sewerage system. MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

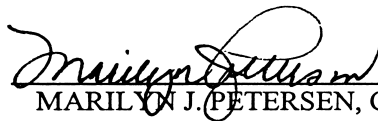
NEW BUSINESS

Streets: Grocery Carts in
Renton Streets

Councilman Persson commented on the number of grocery carts he has noticed on City streets and asked that grocery stores be notified so that the carts can be collected. Mayor Tanner urged residents and business to notify stores of any errant grocery carts needing to be returned to those stores.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:55 p.m.



MARILYN J. PETERSEN, CMC, City Clerk